



Central Coast Council  
Planning Proposal

Lot 1-9 DP 215875, Lot 1 DP 503655,  
Lot 11 DP 240685, Lot 49 DP 707586,  
Lot 7 DP 240685; and Lot 62 DP 755266,  
49-65 Wentworth Avenue and 80-120 Pacific Highway

Doyalson

File No: RZ/4/2018; PP\_2021\_4334

September 21





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49-65 Wentworth Avenue and 80-120 Pacific Highway

Doyalson

File No: RZ/4/2018;

Date: July 21

Version 2 – Agency Consultation

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## Background & Locality Context

The subject site (figure 1) is located at Lot 1-9 DP 215878, Lot 1 DP 503655, Lot 11 DP 240685, Lot 49 DP 707586, Lot 7 DP 240685; and Lot 62 DP 755266, 49-65 Wentworth Avenue and 80-120 Pacific Highway, Doyalson. The site is approximately 45 hectares in size and includes the Doyalson-Wyee RSL Club, gymnasium, sporting fields, Raw Challenge course, a dwelling house, greenhouses, offices and ancillary facilities to support a former agricultural business (Pacific Hydroponics).

Access to the site is from Wentworth Avenue (Doyalson-Wyee RSL Club access) and Pacific Highway (120 Pacific Highway). Vegetation is largely concentrated along the eastern boundary of the site, 100 Pacific Highway and 120 Pacific Highway.

Surrounding land uses include:

- Rural residential development to the north,
- The former Munmorah Power Station to the east,
- Residential development to the south, and;
- The Pacific Highway to the west.



Figure 1 Contextual Locality Plan

The southern portion of the site is zoned RE2 Private Recreation, which includes the RSL Club, parking, gym and sporting fields, with the remainder of the site being zoned RU6 Transition.

Schedule 1 (Additional Permitted Uses) of the Wyong Local Environmental Plan 2013 includes 45-65 Wentworth Avenue and 80-90 Pacific Highway. Schedule 1 permits Development for the purposes of hotel or motel accommodation, residential care facilities, seniors housing and serviced apartments with development consent if the development is associated with a registered club.

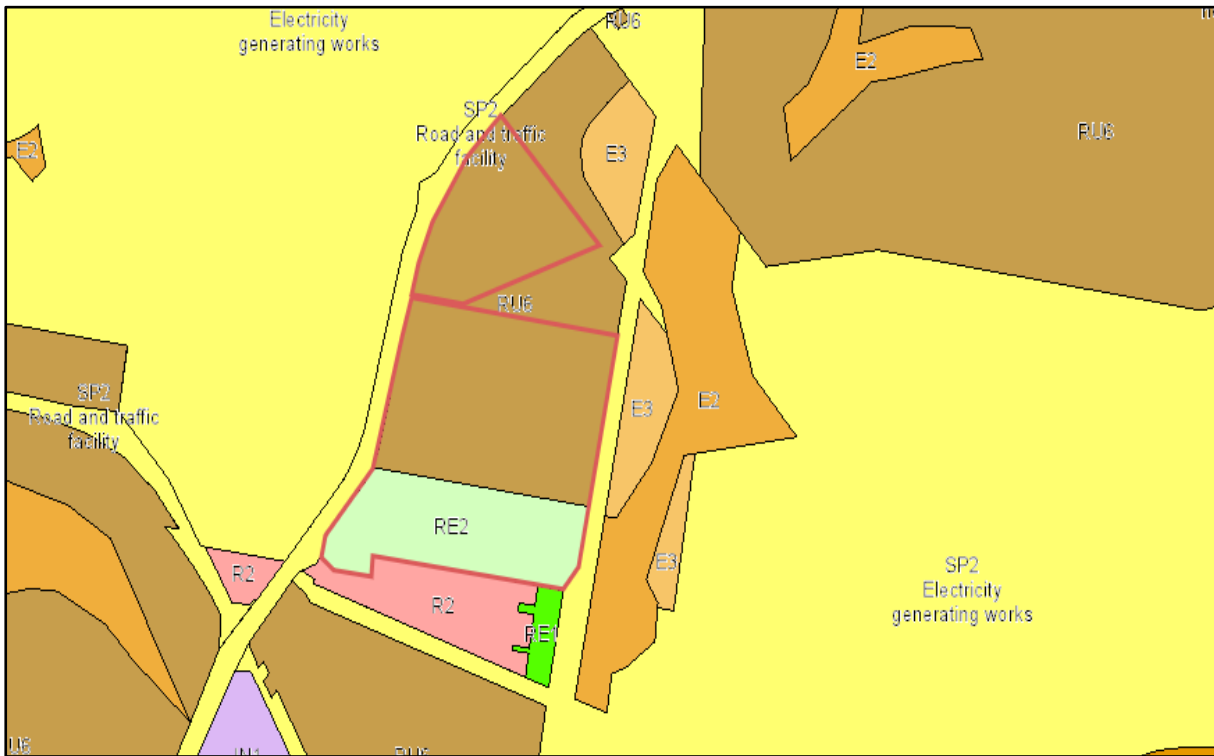


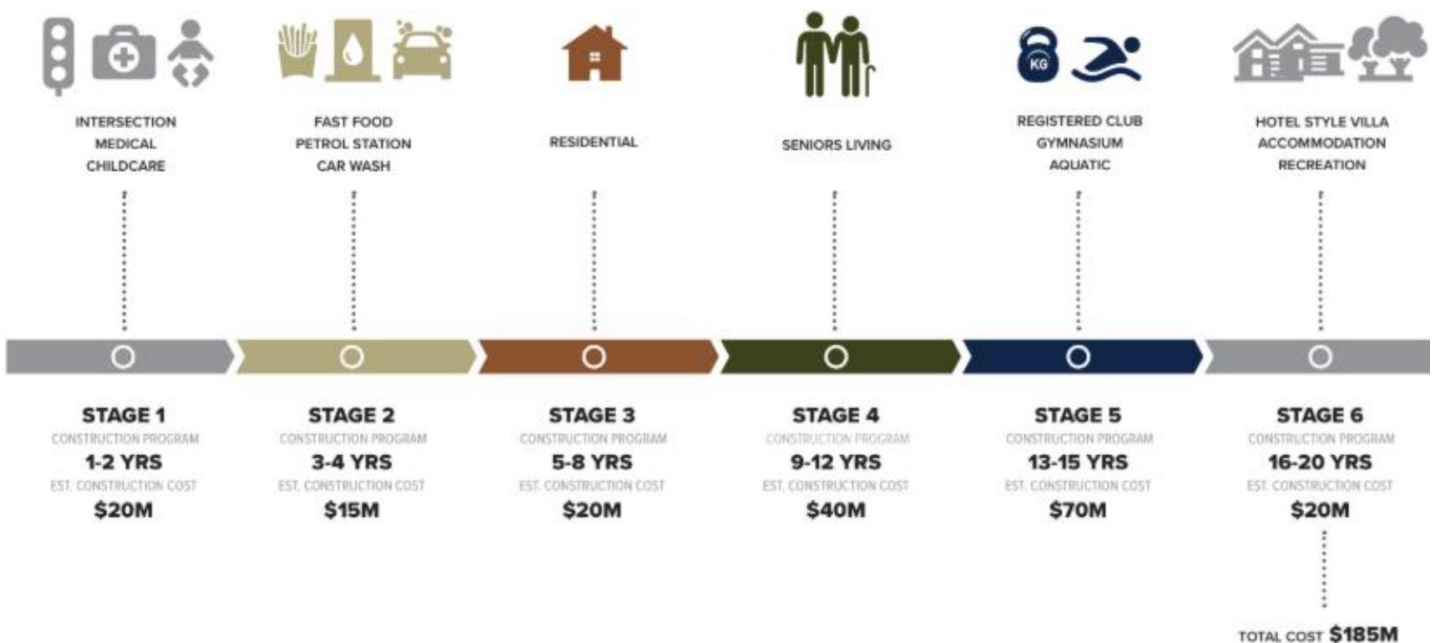
Figure 2 Current Zoning

## Part 1 Objectives or Intended Outcomes

The objective of the proposal is to rezone the site and amend the planning controls to allow for the relocation and expansion of Doyalson-Wyee RSL Club and gym to approximately 110 Pacific Highway Doyalson and redevelop the site to incorporate low density residential dwellings, seniors housing, medical facilities, childcare centre, service station, food outlets, hotel accommodation and expand the recreation facilities to include an indoor sport facility, go cart track, paintball and expansion of the Raw Challenge course.

The site will be redeveloped in approximately 6 stages over the next 20 years, the indicative staging program is provided below. The first stage of the masterplan will deliver childcare and medical facilities as well as key traffic and road improvements to service the master plan and improve access for the wider network (including a signalised intersection).

A Stage 2 Contamination Assessment and Remediation Action Plan has been undertaken as part of this proposal. The timing of the detailed contamination assessment was brought forward to planning proposal stage (rather than with the development application) so the first stage of the development can commence as soon as the Local Environmental Plan amendment is gazetted.



## Part 2 Explanation of Provisions

The outcome will be facilitated by an amendment to the *Wyong Local Environmental Plan 2013* (WLEP 2013) or the future draft *Central Coast Local Environmental Plan* (CCLEP), depending on timing as follows:

- Rezone the site from RE2 Private Recreation to R2 Low Density Residential and from RU6 Transition to R2 Low Density Residential and RE2 Private Recreation.
- Amend the minimum lot size map to apply a minimum lot size of 450m<sup>2</sup> to the R2 Low Density Residential land to retain consistency with residential development in Wentworth Avenue.
- Amend Schedule 1, clause 1 (and associated mapping) to remove the current provisions applying to the Doyalson Wyee RSL Club.
- Insert a new clause within Schedule 1 to allow for Health Service Facility, Registered Club and Recreation Facility (indoor) on land zoned R2 Low Density Residential and Centre Based Child Care facility, Health Service Facility, Hotel and Motel Accommodation, Seniors Housing, Service Station and Serviced Apartments on land zoned RE2 Private Recreation (excluding 120 Pacific Highway, Doyalson).
- Prepare a Planning Agreement to implement the biodiversity strategy and Vegetation Management Plan and to ensure that development is not able to commence on 90 Pacific Highway until suitable alternate grounds and facilities have been found for all the sporting groups currently using the site.

*Please Note: The Department of Planning, Industry and Environment are preparing the draft Housing SEPP that may change the permissibility of Seniors Housing. Currently Seniors Housing (including independent Living Units) are permissible under the R2 Low Density Residential zone in the Wyong Local Environmental Plan 2013. Should the introduction of the Housing State Environmental Planning Policy change this, then Seniors Housing (including independent Living Units) will be included as an additional permitted use in the R2 Low Density Residential zone.*



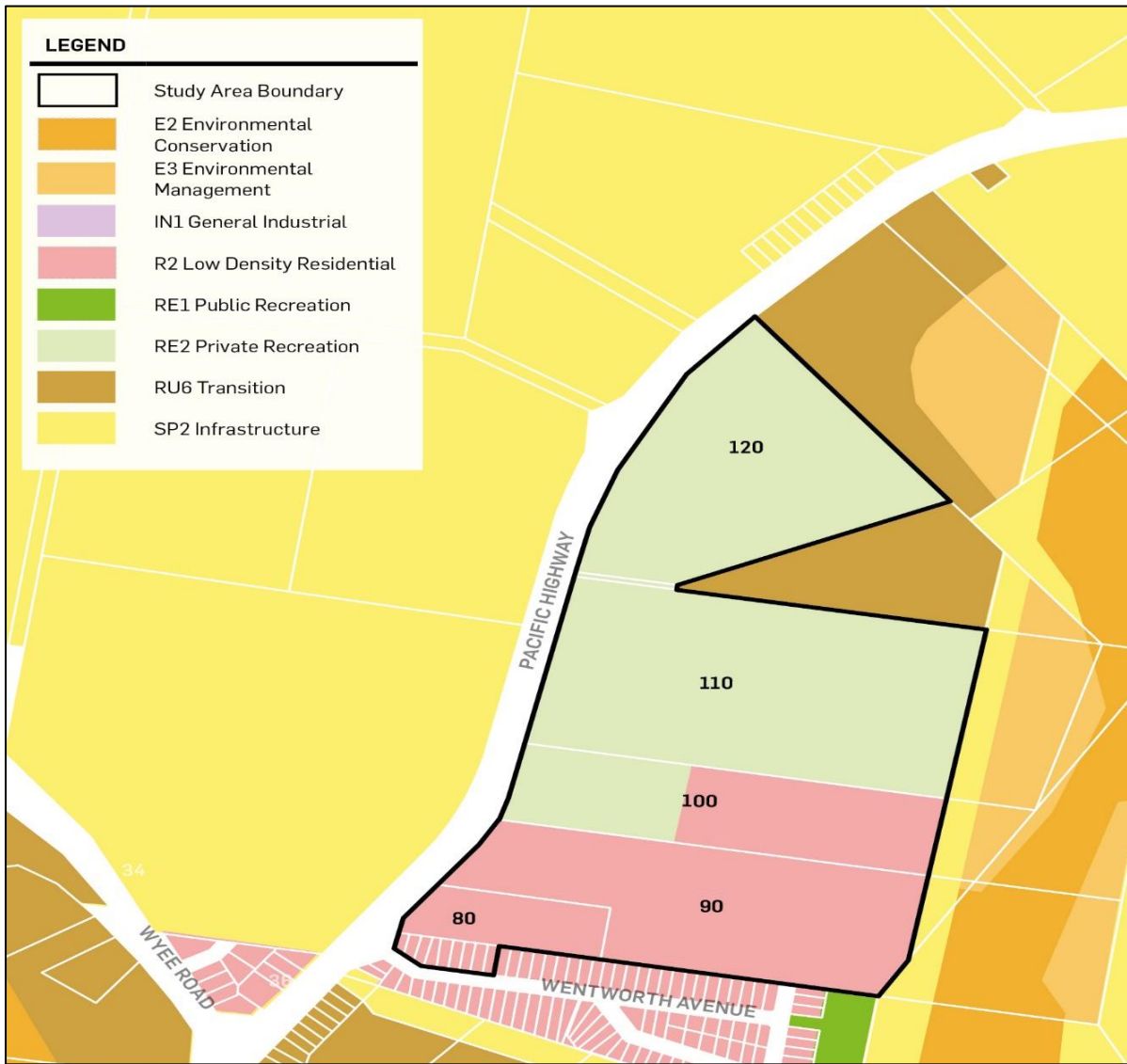


Figure 3 Proposed Zoning



Figure 4 Indicative Concept Plan (Please see document library for copy of the Concept Plan)

## **Part 3 Justification**

### ***Section A – Need for the Planning Proposal***

***1. Is the Planning Proposal a result of an endorsed Local Strategic Planning Statement, strategic study or report?***

The planning proposal is not the result of an endorsed local strategic planning statement.

The northern section of the site (110 and 120 Pacific Highway Doyalson) is identified as employment land within Precinct 15 of the North Wyong Shire Structure Plan, prepared by the Department of Planning and Infrastructure in 2012.

The planning proposal will facilitate an opportunity to redevelop the site to create a mixed-use development that will include community, recreation, residential, tourism, retail and hospitality uses centred around the redeveloped Doyalson Wyee RSL Club.

The redevelopment of the site will create approximately 920 direct jobs, reflecting significant employment uplift across the site. During the construction phase, it is estimated the project will create between 122 and 184 jobs per year across NSW. This includes direct jobs in the construction industry and supply chain jobs in supporting sectors. The proposal will also provide improved access to local services and facilities, through the development of allied health facilities, childcare centre and expanded recreation facilities including a fitness centre and swimming pool.

The planning proposal also proposes 220 seniors housing dwellings and approximately 140 low density residential dwellings. A signalised intersection and new internal vehicle and pedestrian access routes will be constructed as part of the development.

The first stage of the master plan will deliver childcare and medical facilities as well as key traffic and road infrastructure to service the master plan and improve access for the wider network.

***2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

Yes, the planning proposal is the best and the only means of achieving the objectives and intended outcomes. The Planning Proposal process allows Council and the community to be directly involved in the decision-making process for the site.

## **Section B – Relationship to strategic planning framework**

3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, district plan or strategy (including any exhibited draft plans or strategies)?*

### **Central Coast Regional Plan (2036)**

Yes, the *Central Coast Regional Plan (CCRP) 2036* is a 20-year blueprint for the future of the Central Coast. The CCRP aims to build a strong economy capable of generating jobs, providing housing choice, essential infrastructure, lively centres for shopping, entertainment and dining, and protecting the natural environment. The Planning Proposal is consistent with the goals, directions and actions in the CCRP, specifically increasing job containment in the region, creating well planned, compact settlement patterns and providing housing choice to meet community needs.

An assessment against the actions of the CCRP is provided under Section 01 Assessment and Endorsement attached to this proposal.

### **North Wyong Shire Structure Plan**

Precinct 15 is identified in the NWSSP as long-term employment land and includes land at 110, 118, 120 and 130 Pacific Highway Doyalson. 110 Pacific Highway and 120 Pacific Highway Doyalson are included in this planning proposal.

The NWSSP proposes a job yield for Precinct 15 of between 259-518 jobs (based on 10-20 jobs per hectare). The Economic Impact Assessment (Urbis, 2019) submitted with the Planning Proposal notes the proposed development has the potential to accommodate up to 920 direct jobs on site, reflecting significant employment uplift across the site.

The North Wyong Shire Structure Plan estimates jobs based on an industrial land use. The concept plan proposes employment uses with a higher job density, such as retail, entertainment, hospitality, health services and childcare, which far exceeds the job targets for Precinct 15.

The proposed development on 120 Pacific Highway is for recreation uses (paint ball, go kart track, Raw Challenge course) and will not include any residential development. Therefore if 130 Pacific Highway was to be re-developed for industrial land uses (as part of Precinct 15), there would be minimal conflict between the recreation and industrial land uses.



Figure 5 North Wyong Shire Structure Plan

**4. Will the planning proposal give effect to a Council's local strategic planning statement, or other endorsed local strategy or strategic plan?**

**Community Strategic Plan**

The proposal is consistent with the five themes of the Community Strategic Plan. An assessment of the proposal against the Community Strategic Plan is located under Section 01 Assessment and Endorsement attached to this proposal.

**Central Coast Local Strategic Planning Statement**

Council's Local Strategic Planning Statement was adopted on the 29 June 2020 and has been endorsed by the Department of Planning, Industry and Environment. The proposal is consistent with the four Planning Pillars of the LSPS. The Four Pillars of Place, Environment, Lifestyle and Infrastructure set the foundation of the LSPS Framework and guide the priorities for sustainable growth. The Pillars will drive the creation of liveable communities, investment in infrastructure, economic sustainability, protection of the environment and the Central Coast lifestyle that our communities love.

An assessment against the Pillars is provided below:

Place – The redevelopment of the Doyalson Wyee RSL site will create a community for the existing and future residents of Doyalson. The proposal includes open space and community facilities as well as an allied health precinct and convenience services.

Environment – A Biodiversity Strategy has been prepared for the site to ensure vegetation is retained on site and access to surrounding environmental corridor is maintained.

Lifestyle – The redevelopment of the site will provide more housing and employment opportunities, access to health care and leisure all within the one precinct. This ensures that the Central Coast will

provide an equitable living, working and playing environment, offering opportunities to pursue diverse interests and ambitions.

Infrastructure – The site is accessible by public transport and is within proximity to Wyee Train Station.

**5. Is the planning proposal consistent with applicable State Environmental Planning Policies?**

The proposal has been considered against the relevant State Environmental Planning Policies (SEPP) and is considered to be generally consistent with the applicable SEPPs.

See 01 Assessment and Endorsement for a detailed assessment.

**6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?**

The proposal has been considered against the relevant Ministerial Section 9.1 Directions as summarised below. The full assessment of these Directions is contained within the supporting documentation of this proposal.

Table 2: S9.1 Ministerial Direction Compliance

No.	Direction	Applicable	Consistent
<b>Employment &amp; Resources</b>			
1.1	Business & Industrial Zones	N	N/A
1.2	Rural Zones	Y	Y
1.3	Mining, Petroleum Production and Extractive Industries	Y	Y
1.4	Oyster Aquaculture	N	N/A
1.5	Rural Lands	Y	Y
<b>Environment &amp; Heritage</b>			
2.1	Environmental Protection Zones	Y	Y
2.2	Coastal Protection	N	N/A
2.3	Heritage Conservation	Y	Y
2.4	Recreation Vehicle Areas	Y	Y
2.5	Application of E2 & E3 Zones and Environmental Overlays in the Far North Coast LEPS	N	N/A
2.6	Remediation of Contaminated Land	Y	Y
<b>Housing, Infrastructure &amp; Urban Development</b>			
3.1	Residential Zones	Y	Y
3.2	Caravan Parks and Manufactured Home Estates	Y	Y

No.	Direction	Applicable	Consistent
3.3	Home Occupations	Y	Y
3.4	Integrating Land Use & Transport	Y	Y
3.5	Development Near Regulated Airports and Defence Airfields	N	N/A
3.6	Shooting Ranges	N	N/A
3.7	Reduction in non – hosted short term rental accommodation	N	N/A

#### **Hazard & Risk**

4.1	Acid Sulfate Soils	Y	Y
4.2	Mine Subsidence and Unstable Land	Y	Y
4.3	Flood Prone Land	N	N/A
4.4	Planning for Bushfire Protection	Choose	Choose

#### **Regional Planning**

5.1	Implementation of Regional Strategies	N	N/A
5.2	Sydney Drinking Water Catchments	N	N/A
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	N	N/A
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	N	N/A
5.9	North West Rail Link Corridor Strategy	N	N/A
5.10	Implementation of Regional Plans	Y	Y
5.11	Development of Aboriginal Land Council Land	N	N/A

#### **Local Plan Making**

6.1	Approval and Referral Requirements	Y	Y
6.2	Reserving Land for Public Purposes	Y	Y
6.3	Site Specific Provisions	Y	Y

#### **Metropolitan Planning**

7.1	Implementation of A Plan for Growing Sydney	N	N/A
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No.	Direction	Applicable	Consistent
7.2	Implementation of Greater Macarthur Land Release Investigation	N	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy	N	N/A
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	N	N/A
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	N	N/A
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	N	N/A
7.9	Implementation of Bayside West Precincts 2036 Plan	N	N/A
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	N	N/A



## **Section C – Environmental, Social and Economic Impact**

### **7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

A Biodiversity Assessment was undertaken by Eco Logical Australia Pty Ltd (June 2019) for 80-120 Pacific Highway, Doyalson and has been reviewed by staff. The Biodiversity Assessment did not include 49-65 Wentworth Avenue as these sites are already developed (car park and RSL access) and contain no vegetation.

The site is approximately 45 hectares in size and contains 2.8 hectares of Endangered Ecological Community (EEC) and 12.8 hectares of native vegetation. The proposed development based on the indicative concept plan proposes the removal of approximately 0.1 hectares of EEC and 8.9 hectares of native vegetation.

2.7 hectares of EEC (90%) and 3.9 hectares of native vegetation (30%) is proposed to be retained. This includes 36 hollow bearing trees within Central Park, road corridors, buffer zones and Corridor E (see Figure 6). 4.3 hectares of native vegetation within the proposed biodiversity corridors will also be revegetated onsite. The total area of retained vegetation and rehabilitated vegetation is 10.9 hectares, which is more than the total area of vegetation to be removed.

The removal of EEC and native vegetation has been assessed in accordance with the Biodiversity Assessment Method. The biodiversity impact will require an off-site offset in accordance with the Biodiversity Certification Assessment Report (BCAR) as well as the rehabilitation of on-site native vegetation.

The applicant has offered to enter into a Planning Agreement with Council to implement the biodiversity outcomes for the site (location and width of biodiversity corridors) and implementation and monitoring of a Vegetation Management Plan. A Letter of Offer has been provided by the applicant outlining the terms of the Planning Agreement. The draft Planning Agreement will be prepared post Gateway and exhibited with the Planning Proposal.

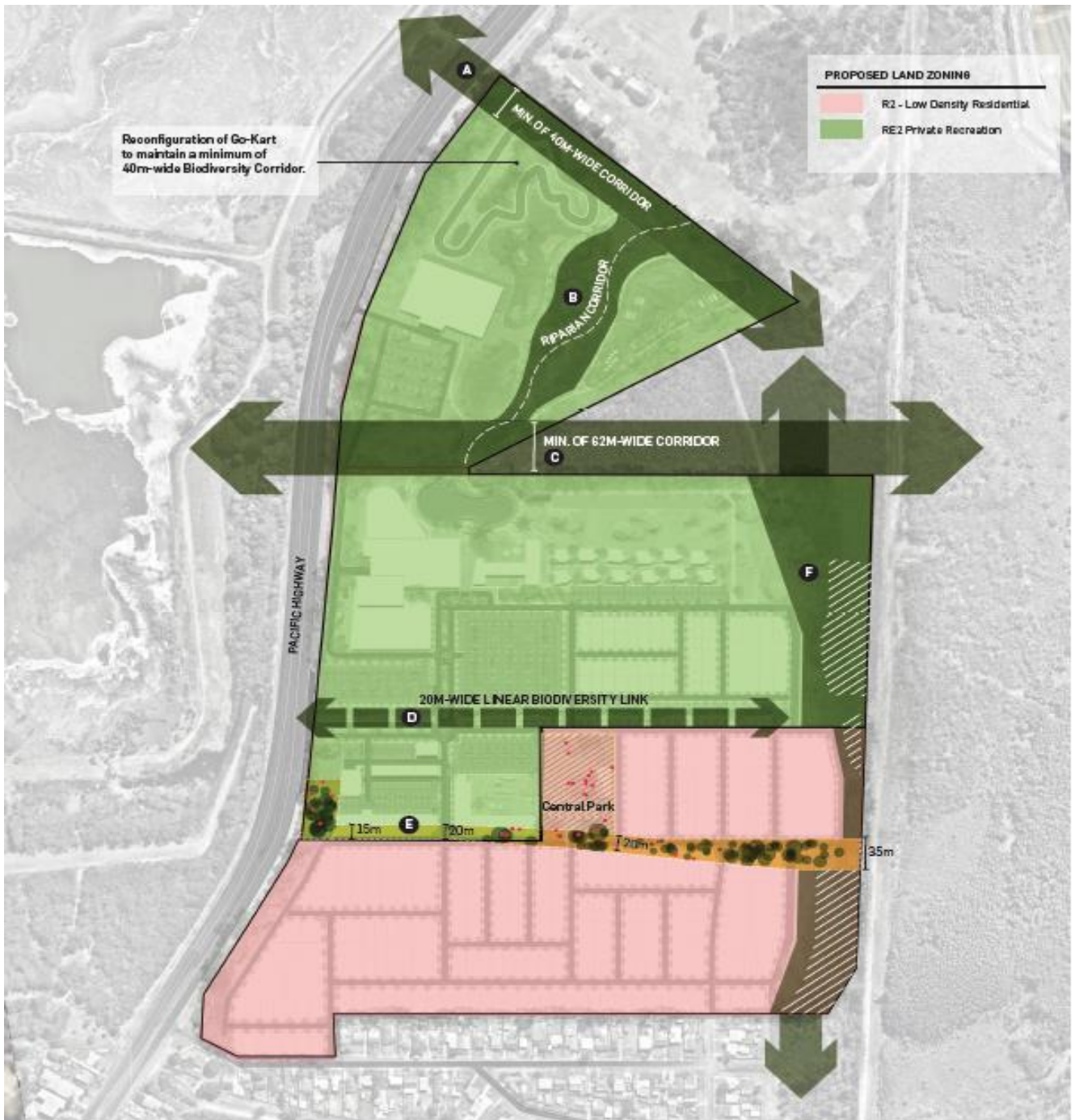
Figure 6 and 7 below outline the proposed location of biodiversity corridors, riparian areas and biodiversity outcomes. The corridors provide important connections for fauna through the site and protect habitat for the Glossy Black Cockatoo. The corridors will also protect hollow bearing trees and EEC vegetation.

Consultation was undertaken with Biodiversity Conversation Division (BCD) in December 2020 regarding the planning proposal and biodiversity corridors. BCD provided the following recommendations to Council on 12 January 2021:

1. The inconsistency with Section 9.1 Ministerial Direction 2.1 should be justified in the planning proposal.
2. BCD recommends that the proponent identifies a mechanism to ensure that the function of the proposed biodiversity corridors is maintained into the future.

3. BCD recommends that the planning proposal includes a copy of the proposed planning agreement, including details of how the proposed biodiversity corridors will be secured (what land conservation mechanism), who will own them and who will manage them.

The planning proposal has been updated to address the inconsistency with Section 9.1 Ministerial Direction 2.1. Further consultation will be undertaken with BCD regarding the content of the Planning Agreement, during public exhibition of the Planning Proposal.



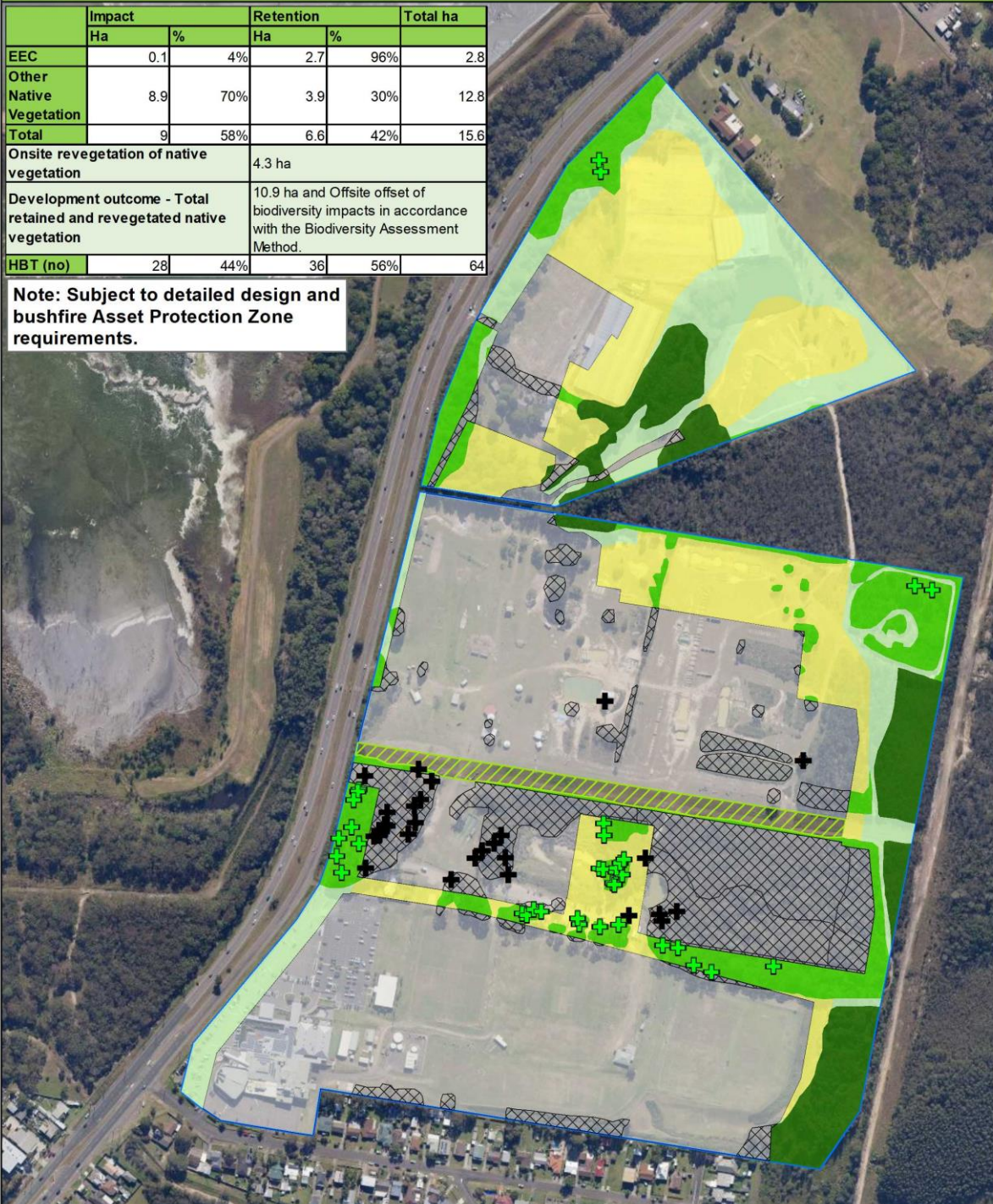
	APPROXIMATE AREA (SQ.M)	NO. OF TREES PROTECTED	NO. OF HOLLOW BEARING TREES RETAINED	MINIMUM REQUIREMENT OF BIODIVERSITY CORRIDOR
Site Boundary	449,000	-	-	<b>MINIMUM REQUIREMENT OF BIODIVERSITY CORRIDOR</b> Approximate Area = 11,170 sq.m (Based on the min. required width of 20m and the length and depth between Pacific Highway and the eastern boundary of 558.5m.  Minimum Width Range = 18 - 23m  Trees are only considered to be protected if 90% of the Tree Protection Zone is within the proposed biodiversity corridor.
Hollow Bearing Trees	-	-	17	
Tree Protection Zones	-	92	-	
Potential Biodiversity Corridor (as Managed Vegetation Area)	14,041	92	17	
Area with Endangered Ecological Communities (EEC) to be protected				
Central Park	7,503	3	14	
Biodiversity Corridors				

Figure 6 – Proposed zoning and biodiversity corridors

## Biodiversity Outcomes

	Impact		Retention		Total ha
	Ha	%	Ha	%	
EEC	0.1	4%	2.7	96%	2.8
Other Native Vegetation	8.9	70%	3.9	30%	12.8
<b>Total</b>	<b>9</b>	<b>58%</b>	<b>6.6</b>	<b>42%</b>	<b>15.6</b>
Onsite revegetation of native vegetation	4.3 ha				
Development outcome - Total retained and revegetated native vegetation	10.9 ha and Offsite offset of biodiversity impacts in accordance with the Biodiversity Assessment Method.				
HBT (no)	28	44%	36	56%	64

**Note: Subject to detailed design and bushfire Asset Protection Zone requirements.**



### Legend

- Study area
- + Retained Hollow-bearing Tree (36)
- Impacted Native Vegetation
- Retained Endangered Ecological Community
- Retained Other Native Vegetation
- Rehabilitation Area
- Managed Open Space
- Planted Gas Easement

0 25 50 100  
Metres

Location: Doyalson, NSW  
Lot DP: Lots 1-9 DP216875  
Lot 1 DP503655  
Lot 11 DP240585  
Lot 7 DP240685  
Lot 49 DP707586  
Lot 62 DP755266

Projection: GDA 1994 MGA Zone 56

Date prepared: 12 March 2019



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Figure 7 – Biodiversity Outcomes

**8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

**Bushfire**

A Bush Fire Strategic Study has been prepared by Eco Logical Australia for the study area. A number of strategies have been provided in the form of planning controls such that the risk from bushfire is reduced to an appropriate level and a level that meets or exceeds the deemed to satisfy bushfire protection requirements for NSW. The bushfire measures applied represent best practice bushfire risk reduction.

The strategies used to reduce the bushfire risk associated with the rezoning include:

- Setbacks from bushfire prone vegetation (APZs);
- Integration of non-combustible infrastructure within APZs such as roads, easements and parking areas;
- Access and egress from the site through a well-designed road system;
- Landscaping and garden design principles and guidance to minimise bushfire risk;
- Underground electricity and gas services;
- Compliant water supplies; and
- Emergency response planning.

More detailed bushfire assessment to accurately prescribe setbacks, roads and landscaping is required for future development applications, however the re-zoning application has provisions that allow this more detailed designed to occur smoothly and achieve the deemed to satisfy standards within NSW.

**Indigenous and Non-Indigenous Cultural Heritage Items**

A preliminary Archaeological assessment was undertaken for the site; the assessment included a search of the OEH Aboriginal Heritage Information Management System (AHIMS) database. The search was conducted over a 5x5 kilometre search area, centred on the proposed study area. There were no Aboriginal archaeological sites located within the study area.

The site also does not contain any state or local heritage items.

**Contaminated Land and Acid Sulfate Soils**

GHD was engaged by the proponent to complete a preliminary site investigation to identify potential sources of contamination which may impact the site for future development, and to provide recommendations for further detailed site investigations, if required, to assess areas of potential environmental concern.

Based on the findings of the historical information review, understanding of current land use and observations made during the site walkover potential sources of contamination has been identified at the site. These include:

- Storage of chemicals in un-bunded areas across several areas of the site
- Imported fill from unknown sources used for landscaping, building up sports fields and backfilling waterways

- Potential former industrial use at 110 Pacific Highway
- Uncontrolled dumping and stockpiles of waste materials located in several areas across the site
- Leaking irrigation systems
- Incinerator and associated coal bunker and ash/coke stockpile.

In addition, the proximity of the site to Mannering Lake and the adjacent PFAS investigation area associated with Munmorah and Colongra Power Stations, indicate that off-site sources of contamination may exist.

The GHD study recommended a detailed site investigation be undertaken targeting the potential on-site contaminant sources to characterise the nature and extent of contamination at the site.

A Detailed Site Investigation has been undertaken in September 2019 by JBS&G. The DSI recommended that:

- A Remedial Action Plan (RAP) be developed detailing the works required to manage and remove the identified asbestos and anthropogenic materials from soil in order to render the site suitable for proposed sensitive land, in accordance with SEPP 55 and other relevant guidelines; and
- Given the presence of asbestos in soils at three locations in a section of the site that is currently being used for recreational purposes (sports fields) it is recommended that a human health risk assessment is undertaken to determine whether the risk to site users under current land use is not unacceptable.

JBS&G prepared a Risk Assessment and Interim Environmental Management Plan for the sports fields and a Remediation Action Plan for the site. Please see the supporting documentation for copies of these reports.

The risk assessment (JBS&G, 2019) for the sport fields concluded that there are no unacceptable risks to site uses who occupy the site for general recreational and/or surficial maintenance purposes (non-intrusive usage). There are also no unacceptable aesthetic issues or potential for contaminant migration, subject to the maintenance of the site surfaces.

### ***Flooding and Drainage***

A Stormwater Management Report has been prepared by ADW Johnson Pty Limited and assesses the potential impact on water quality, quantity, effect to downstream wetlands and assessment of flooding for local overland flows and accessibility during flood events. The findings from ADW Johnson are summarised below:

#### *Stormwater.*

Stormwater modelling indicated that stormwater detention basins will be required to attenuate storm flows to pre-development conditions. The report recommends three detention basins. The final location and detailed design of the detention facilities will be determined in conjunction with future engineering works as part of a development application.

### *Riparian corridor*

There is an existing watercourse running through the northern end of the site (running through 120 Pacific Highway) which drains water towards the nearby Colongra Lake to the east. This watercourse is a riparian corridor and consists of a few first order stems with a main second order branch leaving the site.

Setbacks are required for the Core Riparian Zone and any Vegetated Buffers. The proposed riparian zone widths in accordance with the *Guidelines for Controlled Activities under the Water Management Act (2000)* are as follows:

- First order classification = 10m setback;
- Second order classification = 20m setback;
- Third order classification = 20m - 40m setback;
- Vegetated Buffer = 10m setback from Core Riparian Zone.

The assessment confirmed that proposed development in the Concept Plan is able to comply with the riparian zone setbacks. The location of the riparian corridor is provided in Figure 6 and 7.

### *Flooding*

An analysis of the *Central Coast Council Wyong Shire* flood map showed no potential risk of flooding, given the RL's of the existing and potential future site. An analysis of the *NSW Department of Planning and Environment – Coastal Management map* confirmed that the development poses no impact on coastal wetlands in the nearby area as it does not drain directly towards these areas.

### *Water Quality*

Rainwater tanks, biofiltration swales, gross pollutant traps and constructed quality treatment ponds are recommended as the most appropriate treatment controls for the site.

The results of the water quality modelling (MUSIC) indicates that the Concept Plan can achieve the objectives for reduction in pollutant loads and peak discharge entering receiving waters.

### *Wetland Management Considerations*

Based on the location of the site relative to the proximity area for coastal wetlands, there is no direct impact to the wetland from the development. Any increase in surface flows caused by increasing the impervious area will discharge directly to Colongra Lake. The potential effect on any downstream wetland including "Colongra Swamp" is insignificant. Flows discharged from the site will be clear of any gross pollutants, utilising the recommendations above (water quality).

### *Erosion and Sedimentation Control*

Erosion and sedimentation control measures need to be implemented during construction to minimise the risk of erosion to disturbed areas and limit the transport of sediments from the construction site to downstream waterways. Plans for erosion and sediment control will be further detailed at the Development Application stage.

During the construction period, it is recommended that the detention basins and wetlands are constructed early and used as a temporary sediment basin.

It is recommended that initially all water runoff from the site is diverted to the wetland prior to the wetland being planted out. It is also recommended that an appropriate Erosion and Sedimentation Control Plan is implemented throughout the entire construction period to minimise the quantity of sediments being conveyed to the temporary sediment basin.

A preliminary Erosion and Sediment Control Plan has been provided within the within the concept engineering drawings included in the Stormwater Management Report.

### **Mine Subsidence**

As the site is located within the Swansea North Entrance Mine Subsidence District and Consolidated Coal Lease (CCL 721), held by Centennial Mannering Pty Ltd (Centennial), preliminary consultation has been undertaken with Subsidence Advisory NSW and Centennial.

CCL 721 lease expires in 2026 and is sub-leased to LakeCoal who operate the adjacent Chain Valley Colliery and become the operator of Mannering Colliery in 2013 under agreement with Centennial. Past mining beneath the site was part of Wyee Colliery and occurred in the late 1990's, concluding in 2002. While Centennial has no plan to mine coal beneath the site, it is underlain by mineable coal within the Great Northern seam and there is potential for future mining in this seam.

Urbis (the applicant), GHD, Subsidence Advisory NSW and Centennial have agreed on development conditions, including subsidence design criteria. The subsidence design criteria will apply to both new buildings as well as associated infrastructure such as pavements, retaining walls, detention basins, kerb and gutter, stormwater drains and inground and above ground utilities.

Further consultation will be required with Centennial Mannering Pty Ltd and Subsidence Advisory NSW following Gateway Determination.

### **Gas Pipeline**

A high pressure gas pipeline runs through the site (east to west) at the common boundary of 100-110 Pacific Highway, Doyalson.

The risk assessment was undertaken in consultation with Jemena, using the methodology in DPIE's guideline *Hazardous Industry Planning Advisory Paper No 6 Hazard Analysis* to demonstrate compliance with the risk criteria in *Hazardous Industry Planning Advisory Paper No 10 Land Use Safety Planning*.

The study scope included:

- Confirming pipeline design and operating parameters and obtaining comments on proposed land uses with the pipeline operator, Jemena for input to the risk assessment.
- Identifying the potential gas leak scenarios and associated likelihood and consequence of ignited gas leaks.



- Quantitatively assessing the individual risk from the pipeline.
- Assessing the societal risk associated with the current and future populations for the development area.

The pipeline risk assessment demonstrates that:

- The maximum calculated pipeline fatality risk is approximately  $7.2 \times 10^{-8}$  per year. This is below all risk criteria values for any defined land use in HIPAP10. Therefore all HIPAP 10 quantitative individual fatality and injury risk criteria are met for current land uses and future land use defined in the Planning Proposal.
- The societal risk FN curves are shown in Figure 1.1. These do not extend into the intolerable area for either current or future population cases. The future FN curve extends into the 'as low as reasonably practicable (ALARP)' region. It is within the negligible region for the current case. The maximum number of people (N) potentially affected is 945, below the maximum limiting criterion (1000) for N.

This project is at the planning proposal stage and is not a development application (DA) for specific buildings or other facilities. The risk results demonstrate that the planning proposal land uses are compatible with the pipeline risk levels.

Jemena has also provided written advice that it has no objections to the proposed planning changes in proximity to its high pressure licenced pipeline including the senior living dwellings and other proposed sensitive land uses subject to the relevant updates to the AS 2885 Safety Management Studies (SMS) being carried out at the DA stage.

Whilst the quantitative risk criteria are met, to satisfy the principal of reducing risk ALARP, potential mitigation options to further reduce societal risk should be considered as part of any specific design for development approval. Potential options for future consideration as to whether they are reasonably practicable include, but are not limited to:

- Selecting non-combustible building materials and fire rating of building walls and roofs nearest to the pipeline easement.
- Escape routes from buildings to direct people away from the pipeline.
- Setting a 'reasonably practicable' setback to occupied areas if risk cannot be demonstrated to be ALARP by adoption of other measures.

Jemena provided written advice to DPIE (7 June 2021) that it has no objection to the proposed planning changes in proximity to its high pressure licenced pipeline including the Senior Living dwellings and other proposed sensitive land uses subject to the relevant updates to the AS 2885 Safety Management Studies (SMS) being carried out at the DA stage. A copy of this advice is attached for your information.

## **9. *Has the Planning Proposal adequately addressed any social and economic effects?***

### **Social Issues**

The playing fields, amenities and cricket facilities located on 90 Pacific Highway are owned and maintained by the Doyalson Wyee RSL Club Pty Ltd and will be redeveloped as part of the proposal. Council does not lease or have an agreement with the Club for the ongoing use of these facilities.

Council staff have been working with the Doyalson RSL Club Pty Ltd through the assessment process to ensure that prior to the redevelopment of the site, the sporting associations currently using their facilities are relocated to other suitable grounds. Consultation between representatives of Doyalson Wyee RSL, Doyalson Dragons Touch Football, Northern Lakes Warriors and Doyalson Wyee Soccer Club has been undertaken and will be ongoing to ensure suitable replacement fields and facilities are found.

Doyalson Wyee RSL Club has written to Council advising they will continue their commitment to facilitate the relocation of sporting codes and have agreed, that if the relocation is not resolved prior to the LEP Amendment being made, they will enter into a Planning Agreement with Council to ensure this process is completed prior to the issue of the first construction certificate for 90 Pacific Highway, Doyalson.

The Planning Proposal will result in a positive social impact through the delivery of increased housing in the northern part of the Central Coast, while exceeding the employment targets proposed in the North Wyong Shire Structure Plan. The proposed concept plan will also increase the availability of health and childcare services within the area.

### **Economic Impacts**

An Economic Impact Assessment has been prepared by Urbis and submitted with the proposal. The Economic Impact Assessment anticipates approximately 920 jobs will be created on site from the proposed health, childcare, entertainment, retail and recreation uses on site. Jobs will also be created through a re-located and expanded RSL club building, a relocated and expanded health and wellness precinct (gym/fitness centre), a medical centre, hotel, childcare centre, service station, car wash, food outlets and leisure and recreation uses such as indoor sport centre, Raw Challenge, go-kart track and paintball field.

The construction of the proposed development has the potential to generate between 122 and 184 jobs per year across NSW for the duration of the construction period. This includes direct jobs in the construction industry and supply chain jobs in supporting sectors.

## **Section D – State and Commonwealth Interests**

### **10. Is there adequate public infrastructure for the planning proposal?**

#### **Traffic**

A Transport Impact Assessment has been prepared by The Transport Planning Partnership to assess the impacts of the indicative concept plan. The relocation of the Doyalson Wyee RSL Club and redevelopment of the site will require the construction of an intersection at Pacific Highway and the boundary (approximately) of 100 and 110 Pacific Highway to allow vehicles and pedestrians to access the site.

The existing left in/left out access to 120 Pacific Highway would be formalised to be compliant with Austroads guidelines. Negotiations for an easement across crown land are ongoing to enable a vehicular link between 110 and 120 Pacific Highway. Upgrades may also be required to the intersection of Wentworth Avenue and the Pacific Highway.

Consultation was undertaken with Roads and Maritime Service (now Transport for NSW) on 17 April and 29 November 2018 in detailed meetings to review the draft Concept Plan and discuss the following matters:

- Proposed access arrangements including the justification and location of proposed intersection. TfNSW has given in-principle support for the proposed access arrangements including a signalised access intersection at Pacific Highway and a secondary access point (left on/ left out) from 120 Pacific Highway.
- Risk mitigation (from RMS perspective) of the Wentworth Avenue access
- Trip generation rates for the proposed land uses. Trip rates for each land use as detailed the Traffic Impact Assessment report have been approved by TfNSW and adopted as part of the transport assessment.
- Future road upgrades.

Transport for NSW was consulted again in December 2020 on the indicative concept plan and recommended that a comprehensive Traffic Impact Assessment be provided and exhibited with the planning proposal to demonstrate the benefits of providing the traffic control signals, as well as demonstrating the impact of the proposal as the site develops.

Transport for NSW also provided guidance on the process for obtaining in principle support for traffic signals.

#### **Services and Easements**

The site is fully serviced, with access to essential services including water, electricity and telecommunications. Existing easements, utilities and services occur through-out the site, including:

- Underground services;
- An easement for a transmission line, approximately 19 m wide;

- An easement for electricity and other purposes;
- An easement for a Jemena pipeline, approximately 20 m wide; and
- An easement for drain water, approximately 5m wide.

ADW Johnson (in consultation with authorities) undertook a Utility Services Report in December 2020 that confirmed that a potable water supply, sewerage infrastructure, electricity infrastructure, telecommunications infrastructure and gas infrastructure are able to be serviced from the existing trunk networks.

Whilst exact details aren't currently known, costs associated with the provision of utility services to the site do not appear to be prohibitive to development. Trunk sewage works are currently included within Council's Development Servicing Plans (DSP) and accordingly, would be offset by DSP levies to be paid by the developer post DA approval.

ADW Johnson advised water, electrical, telecommunications and gas (if required) lead-in works appear minor in nature and are not expected to bear significant costs to the developer.

Once further project details are known in regard to gas demands, Jemena will undertake their own commercial viability assessment and determine whether they will supply gas reticulation to the site.

**11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

Consultation with the following agencies is proposed, based on the identified triggers and site constraints:

Table 3: Agency Consultation

Agency	Summary	Response
<p><b>Biodiversity Conservation Division</b></p>	<p>BCD recommends that the proponent addresses the issues outlined in our previous correspondence and provides mechanisms by which certainty can be provided to the security and management of the biodiversity corridors.</p> <p>BCD recommends that the proponent provide mechanisms by which certainty can be provided to the security and management of the eastern biodiversity corridor, which forms part of the North Wyong Shire Structure Plan Green Corridor.</p> <p>BCD recommends that the proponent provide mechanisms by which certainty can be provided for the security and management of biodiversity corridors and retained vegetation, including hollow bearing trees.</p>	<p>The recommendations have been addressed by the preparation of a draft Planning Agreement (see supporting documentation) which includes future protection of biodiversity corridors and onsite management of vegetation.</p>

<b>Darkinjung Local Aboriginal Land Council</b>	No response received	N/A
<b>Division of Resources and Geoscience;</b>	No response received	N/A
<b>NSW Rural Fire Service</b>	<p>No objection to the proposal subject to the following:</p> <p>Future Special Fire Protection Purpose (SFPP) development located on bush fire prone land (BFPL) must comply with the following provisions of Chapter 6 <i>Planning for Bush Fire Protection (PBP) 2019</i>:</p> <ul style="list-style-type: none"> <li>• Asset Protection Zones (APZs), landscaping and construction must comply with Section 6.8.1 and Table A1.12.1;</li> <li>• Access must comply with Section 6.8.2;</li> <li>• The provision of water, electricity and gas must comply with Section 6.8.3; and,</li> <li>• Emergency management planning must comply with Section 6.8.4.</li> </ul> <p>Future subdivision of the subject land will need to comply with the following provisions of Chapter 5 of <i>PBP 2019</i>:</p> <ul style="list-style-type: none"> <li>• Asset Protection Zones (APZs) and landscaping must comply with Section 5.3.1 and Table A1.12.2;</li> <li>• Access must comply with Section 5.3.2; and,</li> <li>• The provision of water, electricity and gas must comply with Section 5.3.3.</li> <li>• Future development applications will be required to be supported by a Vegetation Management</li> </ul> <p>The indicative concept plan requires the following updates:</p> <ul style="list-style-type: none"> <li>• Villa accommodation to be updates to show compliance with Chapter 4 of the PBP 2019.</li> <li>• Fire trail noted in the Strategic Bushfire Study to be updated to a perimeter road;</li> </ul>	<p>Noted and agreed - the indicative concept plan is not being approved as part of the Planning Proposal.</p> <p>All future development on site will be required to lodge a development application which complies with the requirements of the NSW Rural Fire Service.</p> <p>Following public exhibition, the indicative concept plan will be updated to ensure it is consistent with the requirements of the Rural Fire Service (and any other changes that may be required as a result of the public exhibition), prior to the Planning Proposal being reported back to Council.</p>

	<ul style="list-style-type: none"> <li>• A second point access to the public road access to the west to be included.</li> </ul>	
<b>Subsidence Advisory NSW</b>	No Objection to proposal	Noted
<b>Transport for NSW</b>	<p>TfNSW raises no objection to the Planning Proposal in principle.</p> <p>The following points have been included to assist Council:</p> <p>The delivery of the traffic control signals will be triggered via the lodgement of the first stage development application of the masterplan and may include a service station, fast food, childcare and medical facilities. In order to facilitate the timing of this requirement, it is recommended that the proponent either enter a planning agreement or a site specific development control plan (which includes a staging plan for the provision of necessary infrastructure and land release sequencing) is prepared to ensure the delivery of these works.</p> <p>As the construction of traffic signals and road works are required on Pacific Highway, TfNSW will require the developer to enter into a Works Authorisation Deed (WAD) with TfNSW; TfNSW would exercise its powers and functions of the road authority, to undertake road works in accordance with Sections 64, 71, 72 and 73 of the Roads Act, as applicable, for all works under the WAD.</p> <p>A Traffic Impact Assessment which addresses proposed traffic impacts and any required infrastructure upgrades at the Wentworth Avenue intersection will be required as part of the development application for the future residential stage.</p>	Noted – a clause will be included in the Planning Agreement to ensure the traffic control signals are triggered by the lodgement of the first stage development application.
<b>Department of Primary Industries (Water).</b>	No response received	N/A

\* NOTE: Section 3.25 of the EP&A Act requires the RPA to consult with the Chief Executive of the Office of Environment and Heritage (OEH) if, in the opinion of the RPA, critical habitat or threatened species, populations or ecological communities, or their habitats may be adversely affected by the proposed instrument.

- The consultation is to commence after a Gateway Determination is issued unless the Regulations specify otherwise.
- The period for consultation is 21 days unless agreed differently between the RPA & the DG or by the Regulations.

## Part 4 Mapping

Table 4: Existing and Proposed Provisions

Map	Map Title
A.	Locality Plan
<b>Existing Provisions</b>	
B.	Additional Permitted Uses Map APU_018
C.	Land Zoning Map LZN_018
D.	Lot Size Map LSZ_018
<b>Proposed Provisions</b>	
A.	Additional Permitted Uses Map APU_018
B.	Land Zoning Map LZN_018
C.	Lot Size Map LSZ_018
D.	Urban Release Area Map URA_018

## **Part 5 Community Consultation**

The proposal will be made available for **28** days for community/agency consultation and undertaken in accordance with any determinations made by the Gateway.

It is expected that the proposal will be made available at the following locations:

- Council's website: <http://www.haveyoursaycentralcoast.com.au/>

Additionally, notification of the exhibition of the proposal has been provided to adjoining landholders prior to its commencement.



## Part 6 Project Timeline

Table 5: Key Project Timeframes

Action	Period	Timeline
Anticipated commencement date (date of Gateway Determination)	6 weeks	October 2020
Anticipated timeframe for the completion of required technical information	3 months	February 2021
Resubmission of Planning Proposal (as required by Gateway Determination)	1 day	February 2021
Anticipated commencement date (date of Gateway Determination for revised Planning Proposal)	6 weeks	April 2021
Timeframe for government agency consultation	21 days	May 2021
Commencement and completion dates for public exhibition	28 Days	June/July 2021
Dates for public hearing (if required)	N/A	N/A
Timeframe for consideration of submissions	1 month	August 2021
Timeframe for consideration of a proposal post exhibition including amendments, maps and report to Council	3 months	November 2021
Anticipated date RPA will forward the Plan to DPIE to be made (no delegations)	2 months	December 2021
Anticipated date Plan will be made	2 months	February 2022

\*RPA Relevant Planning Authority

## Supporting Documentation

Table 6: Supporting Documentation to the Planning Proposal

No.	Document
<b>01 Assessment and Endorsement</b>	
A.	Council Report and Minutes – 27 April 2020 (provided as Attachment 1 and 2)
B.	Central Coast Regional Plan 2036 Assessment
C.	State Environmental Planning Policy Assessment
D.	Section 9.1 Ministerial Direction Assessment
E.	Central Coast Community Strategic Plan
F.	
<b>02 Land Use Provisions</b>	
A.	Land Use Tables
<b>03 Agency Responses</b>	
A.	
B.	
C.	
D.	
E.	
F.	
<b>04 Mapping</b>	
A.	Locality Plan
<b>Existing Provisions</b>	
B.	Additional Permitted Uses Map APU_ 018
C.	Land Zoning Map LZN_ 018
D.	Lot Size Map LSZ_ 018
<b>Proposed Provisions</b>	
G.	Additional Permitted Uses Map APU_ 018
H.	Land Zoning Map LZN_ 018

No.	Document
I.	Lot Size Map LSZ_ 018
<b>05 Supporting Studies</b>	
A.	Economic Impact Assessment – Urbis, December 2018
B.	Open Space Assessment – Urbis, June 2019
C.	Social Impact Assessment – Urbis, December 2018
D.	Bushfire Assessment Report – Eco Logical Australia, June 2019
E.	Acoustic Impact Assessment – Marshal Day, June 2019
F.	Traffic Impact Assessment – The Transport Planning Partnership, June 2019
G.	Hydrology and Stormwater Assessment Report – ADW Johnson, March 2019
H.	Mine Subsidence Report – GHD, June 2019
I.	Ecology and Biodiversity Assessment – Eco Logical Australia, June 2019
J.	Service Investigation Assessment – GHD, May 2018
K.	Preliminary Site Investigation – GHD, May 2018
L.	Detailed Site Investigation – JBS&G, September 2019
M.	Asbestos in Soils Assessment – JBS&G, November 2019
N.	Interim Environmental Management Plan – JBS&G, November 2019
O.	Remediation Action Plan – JBS&G, October 2019
P.	Gas Pipeline Hazard Analysis – Sherpa Consulting January 2021
Q.	Utility Services Report – ADW Johnson December 2020
R.	Hazard Analysis – Sherpa Consulting June 2021
S.	Jemena Advice – Letter to DPIE June 2021
T.	BCD Advice – Biodiversity Strategy December 2020
U.	Biodiversity Strategy – Additional Information for BCD December 2020
V.	Consultation Summary – Urbis December 2020
W.	Letter of Offer – Planning Agreement

# 01

## **Assessment & Endorsement**

**Council Report and Minutes (see supporting documentation)**

## Central Coast Regional Plan Assessment

<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
1. <i>Grow Gosford City Centre as the region's capital</i>	No	Not located within the regions capital
2. <i>Focus economic development in the Southern and Northern Growth Corridors</i>	No	The subject proposal is located at Doyalson and not within the Southern or Northern Growth Corridors. The proposal provides for a variety of residential, health, tourism, recreation and commercial uses and will not detract from the focus of economic development proposed in the Growth Corridors. The proposal is consistent with the Direction.
3. <i>Support priority economic sectors</i>	Yes	The concept plan proposes a range of employment uses including hospitality, health, childcare, retail and tourism. These uses are recognised in the Regional Plan as within the top 6 local employment industries. The site is well located to accommodate destination-based events and tourism activities and is therefore consistent with the Direction.
4. <i>Strengthen inter-regional and intra-regional connections for business</i>	Yes	The proposal is consistent with this Direction as the proposal seeks to utilise existing road infrastructure.
5. <i>Support new and expanded industrial activity</i>	N/A	This proposal does not relate to industrial activity.
6. <i>Strengthen the economic self-determination of Aboriginal communities</i>	N/A	The proposal is not on land owned by the LALC.
7. <i>Increase job containment in the region</i>	Yes	The subject proposal will increase employment opportunities in hospitality, health, childcare, retail, tourism and construction and is consistent in with the Direction.
8. <i>Recognise the cultural landscape of the Central Coast</i>	Yes	The subject proposal does not detract from the cultural landscape of the

<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
		Central coast as the proposal relates to an existing developed area.
9. <i>Protect and enhance productive agricultural land</i>	N/A	The subject site is not located on or near productive agricultural lands, located west of the M1 Pacific Motorway.
10. <i>Secure the productivity and capacity of resource lands</i>	Yes	<p>The site is within a designated Mine Subsidence District and is within the Consolidated Coal lease (CCL 721) held by Centennial Mannering Pty Ltd. The lease expires in July 2026.</p> <p>The past mining beneath the site was part of Wyee Colliery and occurred in the late 1990s and up to 2002. The mining occurred in the Great Northern Seam at depths of about 170m to 200m beneath parts of 110 and 120 Pacific Highway, as well as beneath land to the north and east.</p> <p>While Centennial Mannering Pty Ltd has no plans to mine coal beneath the site, it is underlain by minable coal within the Great Northern Seam and there is potential for mining in the future.</p> <p>Centennial Mannering Pty Ltd undertook a subsidence review of the project area (based on the indicative concept plan) and has agreed to specific subsidence design criteria being applied to future developments.</p> <p>Preliminary advice was also sought from Subsidence Advisory NSW (SA) who advised that Surface Development Guideline 7 (on application) currently applies to the site.</p> <p>SA advised following discussion with Centennial Coal, it is likely Guideline 6 (Active Mining Areas – minimal predicted subsidence impact) will be</p>

<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
		<p>appropriate for the commercial precinct and mine subsidence parameters consistent with Guideline 4 (Active mining areas – High predicted subsidence impact) will be appropriate in other areas.</p> <p>Further consultation will be undertaken with Subsidence Advisory NSW and Centennial Coal following issue of a Gateway Determination.</p>
11. <i>Sustain and balance productive landscapes west of the M1</i>	N/A	The subject site is not located west of the M1 Pacific Motorway
12. <i>Protect and manage environmental values</i>	Yes	<p>A Biodiversity Assessment was undertaken by Eco Logical Australia Pty Ltd (June 2019) for 80-120 Pacific Highway, Doyalson and has been reviewed by staff. The Biodiversity Assessment did not include 49-65 Wentworth Avenue as these sites are already developed (car park and RSL access) and contain no vegetation.</p> <p>Figure 6 and 7 outlines the proposed location of biodiversity corridors and riparian areas. The corridors provide important connections for fauna through the site and protect habitat for the Glossy Black Cockatoo. The corridors will also protect hollow bearing trees and EEC vegetation.</p> <p>The applicant has offered to enter into a Planning Agreement with Council to implement the biodiversity outcomes for the site (location and width of biodiversity corridors and implementation of a Vegetation Management Plan).</p> <p>A Letter of Offer has been provided by the applicant outlining the terms of the Planning Agreement. The draft Planning Agreement will be prepared post Gateway and</p>



<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
		exhibited with the Planning Proposal.
13. <i>Sustain water quality and security</i>	N/A	Based on the location of the site relative to the proximity area for coastal wetlands, there is no direct impact to the wetland from the development.
14. <i>Protect the coast and manage natural hazards and climate change</i>	Yes	The site is within a Mine Subsidence District and consultation with Subsidence Advisory NSW will be required post Gateway.
15. <i>Create a well-planned, compact settlement pattern</i>	Yes	The indicative concept plan for the site includes low density residential (including seniors housing), health, employment, recreation, entertainment and tourist and visitor accommodation. These uses will be co-located with the redevelopment of the Doyalson Wyee RSL Club. The proposed redevelopment of the site supports the regions urban areas by providing open space, recreation and services to the current and future residents and visitors to the area.
16. <i>Grow investment opportunities in the region's centres</i>	N/A	The proposal will not detract from surrounding commercial centres as the non-residential uses are predominately entertainment and sports and recreation and therefore will not compete with surrounding centres.
17. <i>Align land use and infrastructure planning</i>	Yes	The site is located along the Pacific Highway corridor which will provide good exposure to the proposed retail, recreation and entertainment uses. The health related uses proposed in the indicative concept plan will support the future residential development.
18. <i>Create places that are inclusive, well-designed and offer attractive lifestyles</i>	Yes	The redevelopment of the site will create a mixed use development which will provide entertainment, health, retail and recreation uses as well as seniors living, low density residential

<i>Direction</i>	<i>Applicable</i>	<i>Assessment/Comment</i>
		and tourist and visitor accommodation. The mix of uses will offer an attractive lifestyle for future residents and visitors to the site.
19. <i>Accelerate housing supply and improve housing choice</i>	Yes	The indicative concept plan proposes approximately 220 seniors living dwellings and approximately 141 residential dwellings. The additional dwellings will increase the housing choice and supply in Doyalson.
20. <i>Grow housing choice in and around local centres</i>	Yes	The subject site is located within close proximity to the Lake Munmorah and Budgewoi local centres as well as Lake Haven Shopping Centre and Morisset Train Station.
21. <i>Provide housing choice to meet community needs</i>	Yes	The proposal provides a mix of short term tourist and visitor accommodation, seniors housing and low density residential dwellings.
22. <i>Deliver housing in new release areas that are best suited to building new communities</i>	N/A	<p>The current RE2 Private Recreation zone and provisions of the WLEP 2013 (applying to 80 &amp; 90 Pacific Highway) allow for residential development in the form of Seniors Housing, Caravan Parks and manufactured home estates.</p> <p>The proposal is rezone this area to R2 Low Density Residential to allow the construction of dwelling houses and seniors living adjacent to an existing residential area in Wentworth Avenue.</p> <p>The site is not considered to be a new release area</p>
23. <i>Manage rural lifestyles</i>	N/A	The change in zone will not impact on rural development to the north of the site. The proposed residential development is proposed to be located on the southern portion of the site adjacent to residential development in Wentworth Avenue.

## State and Sydney Region Environmental Planning Policy Assessment

State/Sydney Region Environmental Planning Policy	Comment
<b>SREP 8 – Central Coast Plateau Areas</b>	
<p>Aims:</p> <ul style="list-style-type: none"> <li>(a) to provide for the environmental protection of the Central Coast plateau areas and to provide a basis for evaluating competing land uses,</li> <li>(b) to encourage the use of land having a high agricultural capability for that purpose and, as much as possible, to direct development for non-agricultural purposes to land of lesser agricultural capability,</li> <li>(c) (Repealed)</li> <li>(d) to protect regionally significant mining resources and extractive materials from sterilization,</li> <li>(e) to enable development for the purposes of extractive industries in specified locations,</li> <li>(f) (Repealed)</li> <li>(g) to protect the natural ecosystems of the region, and</li> <li>(h) to maintain opportunities for wildlife movement across the region, and</li> <li>(i) to discourage the preparation of draft local environmental plans designed to permit rural residential development, and</li> <li>(j) to encourage the preparation of draft local environmental plans based on merits.</li> </ul>	<p>Not Applicable</p>
<b>SREP 20 - Hawkesbury Nepean River (No 2 – 1997)</b>	

State/Sydney Region Environmental Planning Policy	Comment
<p>The aim of this plan is to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.</p>	<p>Not Applicable</p>
<p><b>SEPP No. 19 – Bushland in Urban Areas</b></p>	
<p>Aims to protect and preserve bushland within urban areas because of:</p> <ul style="list-style-type: none"> <li>a) Its value to the community as part of the natural heritage,</li> <li>b) Its aesthetic value, and</li> <li>c) Its value as a recreational, educational and scientific resource</li> </ul>	<p>Not Applicable – Does not apply to the site.</p>
<p><b>SEPP (Koala Habitat Protection) 2019</b></p>	
<p>This Policy aims to encourage the conservation and management of areas of natural vegetation that provide habitat for koalas to support a permanent free-living population over their present range and reverse the current trend of koala population decline.</p>	<p>The subject site has a vegetated area greater than 1 hectare, therefore triggering the provisions of the State Environmental Planning Policy (Koala Habitat Protection) 2019.</p> <p>The Ecological surveys undertaken as part of the Biodiversity Assessment confirmed core Koala habitat and Koalas were not present on site.</p>
<p><b>SEPP (Coastal Management ) 2018</b></p>	
<p>Aims:</p> <p>The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with objects of the <i>Coastal Management Act 2016</i>, including the management objectives for each coastal management area, by:</p>	<p>Not Applicable – the site is not within a Coastal Management Area.</p>

State/Sydney Region Environmental Planning Policy	Comment
<p>(a) managing development in the coastal zone and protecting the environmental assets of the coast, and</p> <p>(b) establishing a framework for land use planning to guide and decision-making in the coastal zone, and</p> <p>(c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.</p>	
<b>SEPP – (Mining, Petroleum &amp; Extractive Industries) 2007</b>	
<p>Aims:</p> <p>(a) to provide for the proper management and development of mineral, petroleum and extractive material resources for the purpose of promoting the social and economic welfare of the State, and</p> <p>(b) to facilitate the orderly and economic use and development of land containing mineral, petroleum and extractive material resources, and</p> <p>(b1) to promote the development of significant mineral resources, and</p> <p>(c) to establish appropriate planning controls to encourage ecologically sustainable development through the environmental assessment, and sustainable management, of development of mineral, petroleum and extractive material resources, and</p> <p>(d) to establish a gateway assessment process for certain mining and petroleum (oil and gas) development:</p>	<p>The site is within a designated Mine Subsidence District (Swansea/North Entrance) and is within the Consolidated Coal lease (CCL 721) held by Centennial Coal.</p> <p>Centennial Coal has advised the project area is underlain by mineable coal within the Great Northern Seam; however, Centennial Coal does not currently have a timeframe for when mining would occur. Centennial Coal have reviewed the Indicative Concept Plan and undertook a subsidence review of the project area and has agreed to specific subsidence criteria and development guidelines being applied to future developments.</p> <p>Preliminary advice has also been sought from Subsidence Advisory NSW which advised the development guidelines which would apply to future developments on the site. Discussions</p>

State/Sydney Region Environmental Planning Policy	Comment
<ul style="list-style-type: none"> <li>(i) to recognise the importance of agricultural resources, and</li> <li>(ii) to ensure protection of strategic agricultural land and water resources, and</li> <li>(iii) to ensure a balanced use of land by potentially competing industries, and</li> <li>(iv) to provide for the sustainable growth of mining, petroleum and agricultural industries.</li> </ul>	<p>have also been undertaken between Subsidence Advisory NSW, Centennial Coal and the proponent. Future consultation will be undertaken post Gateway Determine.</p>
<b>SEPP (Primary Production and Rural Development) 2019</b>	
<p>The aims of this Policy are as follows:</p> <ul style="list-style-type: none"> <li>(a) to facilitate the orderly economic use and development of lands for primary production,</li> <li>(b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,</li> <li>(c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,</li> <li>(d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,</li> <li>(e) to encourage sustainable agriculture, including sustainable aquaculture,</li> </ul>	<p>Applicable</p> <p>Part of the site is proposed to be zoned from RU6 Transition to R2 Low Density Residential and RE2 Private Recreation. The site is not currently used for agricultural production or for rural purposes. 120 Pacific Highway was previously used for the production of fruit and vegetables but his use has now ceased.</p> <p>The future development of the site has been positioned to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources.</p> <p>This is to be achieved by locating residential development generally towards the southern end of the site (adjacent to existing residential development) and locating the recreation uses further north to provide a</p>

State/Sydney Region Environmental Planning Policy	Comment
<p>(f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,</p> <p>(g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.</p>	<p>transition to the adjacent RU6 zoned land to the north of the site.</p>
<p><b>SEPP (Vegetation in Non-Rural Areas) 2017</b></p>	
<p>The aims of this Policy are as follows:</p> <p>(a) to establish the process for assessing and identifying sites as urban renewal precincts,</p> <p>(b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,</p> <p>(c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.</p>	<p>Not Applicable – This SEPP does not apply to the Central Coast Local Government Area.</p>

## Ministerial Section 9.1 Directions

Direction	Comment
<b>Employment &amp; Resources</b>	
<b>1.1 Business &amp; Industrial Zones</b>	
<p>Aims to encourage employment growth in suitable locations, protect employment land in business and industrial zones and to support the viability of identified strategic centres.</p> <p>Applies when a planning proposal affects land within an existing or proposed business or industrial zone.</p>	<p>Not Applicable</p> <p>The site does not have an existing or proposed business or industrial zone.</p>
<b>1.2 Rural Zones</b>	
<p>Aims to protect the agricultural production value of rural land.</p> <p>Applies when a planning proposal affects land within an existing or proposed rural zone.</p>	<p>Applicable</p> <p>Part of the site is proposed to be zoned from RU6 Transition to R2 Low Density Residential and RE2 Private Recreation. The site is not currently used for agricultural production or for rural purposes. 120 Pacific Highway was previously used for the production of fruit and vegetables but his use has now ceased. 100 and 110 Pacific Highway Doyalson are used for private recreation purpose and house the Raw Challenge Course.</p> <p>110 and 120 Pacific Highway Doyalson are included in Precinct 15 of the North Wyong Shire Structure Plan, prepared by the Department of Planning and Infrastructure in 2012. This document nominates these sites for long term employment uses and not a rural/agricultural use. The inconsistency with this Direction is considered to be of minor significance.</p>
<b>1.3 Mining, Petroleum Production and Extractive Industries</b>	



Direction	Comment
<p>Aims to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</p> <p>Applies when a planning proposal would have the effect of prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or restricting the potential of development resources of coal, other mineral, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.</p>	<p>Applicable</p> <p>The site is within a designated Mine Subsidence District and is within the Consolidated Coal lease (CCL 721) held by Centennial Mannering Pty Ltd. The lease expires in July 2026.</p> <p>The past mining beneath the site was part of Wyee Colliery and occurred in the late 1990s and up to 2002. The mining occurred in the Great Northern Seam at depths of about 170m to 200m beneath parts of 110 and 120 Pacific Highway, as well as beneath land to the north and east of the proposal area.</p> <p>While Centennial Mannering Pty Ltd has no plans to mine coal beneath the site, it is underlain by minable coal within the Great Northern Seam and there is potential for future mining in this seam.</p> <p>To ensure future development of the site is suitable and does not restrict further resource extraction, Centennial Mannering Pty Ltd undertook a subsidence review of the project area (based on the indicative concept plan) and has agreed to specific subsidence design criteria being applied to future developments. Further consultation will be undertaken with Subsidence Advisory NSW and Centennial Coal following issue of Gateway Determination.</p>
<p><b>1.4 Oyster Aquaculture</b></p>	
<p>Aims to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered, and to protect Priority Oyster Aquaculture Areas and oyster</p>	<p>Not Applicable</p>

Direction	Comment
<p>aquaculture outside such an area from land uses that may result in adverse impacts on water quality and the health of oysters and consumers. Applies when a planning proposal could result in adverse impacts on a Priority Oyster Aquaculture Areas or current oyster aquaculture lease in the national parks estate or results in incompatible use of land between oyster aquaculture in a Priority Oyster Aquaculture Area or current oyster aquaculture lease in the national parks estate and other land uses.</p>	
<p><b>1.5 Rural Lands</b></p>	
<p>Aims to protect the agricultural production value of rural land; and facilitate the orderly and economic development of rural lands for rural and related purposes.</p>	<p>Applicable</p> <p>The site is not used for significant agriculture or primary production uses and therefore the rezoning of the site will not impact on rural activities or farmers.</p> <p>The proposed rezoning will also not cause the fragmentation of exiting rural lands. The proposed development has been designed to locate residential development generally towards the southern end of the site (adjacent to existing residential development) and locate recreation uses further north to provide a transition to the adjacent RU6 zoned land to the north of the site.</p>
<p><b>Environment &amp; Heritage</b></p>	
<p><b>2.1 Environmental Protection Zones</b></p>	
<p>Aims to protect and conserve environmentally sensitive areas.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>A Biodiversity Assessment undertaken by Eco Logical Australia Pty Ltd (June 2019) was submitted with the proposal.</p> <p>Figure 6 and 7 within the Planning Proposal outlines the proposed location of biodiversity corridors and</p>

Direction	Comment
	<p>riparian areas. The corridors provide important connections for fauna through the site and protect habitat for the Glossy Black Cockatoo. The corridors will also protect hollow bearing trees and EEC vegetation.</p> <p>The applicant has offered to enter into a Planning Agreement with Council to implement the biodiversity outcomes for the site (location and width of biodiversity corridors and implementation of a Vegetation Management Plan).</p> <p>A Letter of Offer has been provided by the applicant outlining the terms of the Planning Agreement. The draft Planning Agreement will be prepared post Gateway and exhibited with the Planning Proposal.</p>
<b>2.2 Coastal Management</b>	
<p>Aims to implement the principles in the NSW Coastal Policy.</p> <p>Applies when a planning proposal applies to land in the <i>Coastal Zone</i>.</p>	<p>Not Applicable</p> <p>The subject site is not located within the Coastal Zone.</p>
<b>2.3 Heritage Conservation</b>	
<p>Aims to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>There are no items of European heritage identified on the site. The site is highly disturbed and generally clear. An Aboriginal Due Diligence Assessment has been undertaken for the site. The site does not comprise Aboriginal objects or Aboriginal places that are protected under the National Parks and Wildlife Act 1974.</p>
<b>2.4 Recreational Vehicle Areas</b>	

Direction	Comment
<p>Aims to protect sensitive land or land with significant conservation values from adverse impacts from recreational vehicles.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>There are no recreational vehicle areas proposed as part of the Planning Proposal.</p>
<p><b>2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</b></p>	
<p>Aims to ensure that a balanced and consistent approach is taken when applying environmental protection zones and overlays to land on the NSW Far North Coast.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>2.6 Remediation of Contaminated Land</b></p>	
<p>Aims to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p>	<p>A Stage 1 Preliminary Site Investigation was undertaken to confirm potential contamination within the site. Based on the findings of the historical information review, an understanding of current land use and observations during the site walkover, potential sources of contamination have been identified on site.</p> <p>The Preliminary Site Investigation recommended four mitigation measures including the preparation of a detailed site investigation targeting the potential onsite contaminate sources noted in the Preliminary Site Investigation.</p> <p>A detailed site investigation (stage 2), Asbestos in Soils Assessment, Interim Environmental Management Plan and Remediation Action Plan have now been prepared for the site and are provided within the supporting documentation. Additional information can be found in section 8 of the Planning Proposal.</p>
<p><b>Housing, Infrastructure and Urban Development</b></p>	

Direction	Comment
<b>3.1 Residential Zones</b>	
<p>Aims to encourage a variety and choice of housing types to provide for existing and future housing needs, to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and to minimise the impact of residential development on the environmental and resource lands.</p> <p>Applies when a planning proposal affects land within an existing or proposed residential zone, and any other zone in which significant residential development is permitted or proposed to be permitted.</p>	<p>Applicable</p> <p>The proposal includes approximately 360 low density residential dwellings (including seniors housing).</p> <p>The proposed residential development will be located adjacent to existing residential development in Wentworth Avenue, with the entertainment and recreation uses located further north on the site.</p> <p>The proposed development will utilise existing road infrastructure and is located within close proximity to the Lake Munmorah and Budgewoi local centres as well as Lake Haven Shopping Centre and Morisset Train Station.</p> <p>Health and childcare services will be provided on site.</p>
<b>3.2 Caravan Parks and Manufactured Home Estates</b>	
<p>Aims to provide for a variety of housing types and provide opportunities for caravan parks and manufactured home estates.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>Caravan parks and manufactured home estates are a permissible land use in the RE2 Private Recreation Zone.</p>
<b>3.3 Home Occupations</b>	
<p>Aims to encourage the carrying out of low impact small business in dwelling houses.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>Home occupations are a permissible land use in the R2 Low Density Residential Zone.</p>
<b>3.4 Integrating Land Use &amp; Transport</b>	

Direction	Comment
<p>Aims to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts to achieve: improving access to housing, jobs and services by walking, cycling and public transport; increasing choice of available transport and reducing transport on cars; reducing travel demand; supporting efficient and viable public transport services; and provide for efficient movement of freight.</p> <p>Applies when a planning proposal creates alters or moves a zone or provision relating to urban land, including land zoned for residential, business, industrial, village or tourist purposes.</p>	<p>Applicable</p> <p>The indicative concept plan shows a mixed use development that combines low density residential development with health, retail, entertainment and recreation uses. The site is within close proximity to Budgewoi and Lake Munmorah local centres, Lake Haven Shopping Centre and Morisset Train Station.</p>
<b>3.5 Development Near Licensed Aerodromes</b>	
<p>Aims to ensure the effective and safe operation of aerodromes, their operation is not compromised by development which constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, development for residential purposes or human occupation (within the ANEF contours between 20 &amp; 25) incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</p> <p>Applies when a planning proposal creates, alters or removes a zone or provision relating to land in the vicinity of a licensed aerodrome.</p>	<p>Not Applicable</p>
<b>3.6 Shooting Ranges</b>	
<p>Aims to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, and to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p>	<p>Not Applicable</p> <p>Subject site is not near a shooting range.</p>

Direction	Comment
<p>Applies when a relevant planning authority prepares a planning proposal that will affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.</p>	
<p><b>3.7 Reduction in non- hosted short term rental accommodation period</b></p>	
<p>Applies when a Council prepares a planning proposal to identify or reduce the number of days that non- hosted short term rental accommodation may be carried out in parts of its local government area.</p> <p>Applies to Byron Bay Shire Council</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>Hazard &amp; Risk</b></p>	
<p><b>4.1 Acid Sulfate Soils</b></p>	
<p>Aims to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>Applies when a planning proposal applies to land having a probability of containing acid sulfate soils on the Acid Sulfate Soils Planning Maps.</p>	<p>Applicable</p> <p>The site is classified as Class 5 and poses a low danger. Any future development applications will need to comply with the provision relating to Acid Sulfate Soils in Council's LEP.</p>
<p><b>4.2 Mine Subsidence &amp; Unstable Land</b></p>	
<p>Aims to prevent damage to life, property and the environmental on land identified as unstable or potentially subject to mine subsidence.</p> <p>Applies when a planning proposal permits development on land which is within a mine subsidence district, or identified as unstable in a study or assessment undertaken by or on behalf of the relevant planning authority or other public authority and provided to the relevant planning authority.</p>	<p>Applicable</p> <p>The site is within a designated Mine Subsidence District and is within the Consolidated Coal lease (CCL 721) held by Centennial Mannering Pty Ltd. The lease expires in July 2026.</p> <p>The past mining beneath the site was part of Wyee Colliery and occurred in the late 1990s and up to 2002. The mining occurred in the Great Northern Seam at depths of about 170m to 200m beneath parts of 110</p>

Direction	Comment
	<p>and 120 Pacific Highway, as well as beneath land to the north and east.</p> <p>While Centennial Mannering Pty Ltd has no plans to mine coal beneath the site, it is underlain by minable coal within the Great Northern Seam and there is potential for future mining in this seam.</p> <p>To ensure the longer-term resources are not sterilised and to provide mitigation measures against subsidence, Centennial undertook a subsidence review of the project area (based on the indicative concept plan) and has agreed to specific subsidence design criteria being applied to future developments. Further consultation will be undertaken with Subsidence Advisory NSW and Centennial Coal following issue of a Gateway Determination.</p>
<b>4.3 Flood Prone Land</b>	
<p>Aims to ensure: development on flood prone land is consistent with NSW Government's Flood Prone Land Policy and principles of the Floodplain Development Manual 2005; and provisions of an LEP on flood prone land are commensurate with flood hazard and include consideration of the potential flood impacts both on and off the subject land.</p> <p>Applies when a planning proposal creates, removes or alters a zone or provision that affects flood prone land.</p>	Not Applicable
<b>4.4 Planning for Bushfire Protection</b>	
<p>Aims to protect life, property and the environment from bushfire hazards, and encourage sound management of bushfire prone areas.</p>	<p>Applicable</p> <p>A Bushfire Assessment Report has been prepared and submitted with the application. The Assessment concluded</p>



Direction	Comment
<p>Applies when a planning proposal affects or is in proximity to land mapped as bushfire prone land.</p>	<p>that the proposed development could be undertaken based on the following recommendations with further detailed design being undertaken prior to lodgement of the development application:</p> <ul style="list-style-type: none"> <li>• Setbacks from bushfire prone vegetation (APZs);</li> <li>• Integration of non-combustible infrastructure within APZs such as roads, easements and parking areas;</li> <li>• Access and egress from the site through a well-designed road system with multiple connections to existing roads;</li> <li>• Underground electricity and gas services;</li> <li>• Compliant water supplies; and</li> <li>• Emergency response planning.</li> </ul>
<b>Regional Planning</b>	
<b>5.2 Sydney Drinking Water Catchments</b>	
<p>Aims to protect water quality in the hydrological catchment.</p> <p>Applies when a relevant planning authority prepares a planning proposal that applies to Sydney's hydrological catchment.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.3 Farmland of State and Regional Significance on the NSW Far North Coast</b>	
<p>Aims to: ensure that the best agricultural land will be available for current and future generations to grow food and fibre; provide more certainty on the status of the best agricultural land, assisting councils with strategic settlement planning; and reduce land use conflict arising between agricultural use and non-agricultural use of farmland caused by urban encroachment into farming areas.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

Direction	Comment
Applies to Ballina, Byron, Kyogle, and Tweed Shire Councils, Lismore City Council and Richmond Valley Council.	
<b>5.4 Commercial and Retail Development along the Pacific Highway, North Coast</b>	
<p>Aims to manage commercial and retail development along the Pacific Highway, North Coast.</p> <p>Applies to all councils between and inclusive of Port Stephens and Tweed Shire Councils.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.8 Second Sydney Airport: Badgerys Creek</b>	
<p>Aims to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.</p> <p>Applies to land located within the Fairfield, Liverpool and Penrith City Council and Wollondilly Shire Council Local Government Areas.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.9 North West Rail Link Corridor Strategy</b>	
<p>Aims to promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) and ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</p> <p>Applies to the This Direction applies to Hornsby Shire Council, The Hills Shire Council and Blacktown City Council.</p>	<p>Not Applicable</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<b>5.10 Implementation of Regional Plans</b>	
<p>Aims to give legal effect to the vision, land use strategy, goals, directions and actions contained within Regional Plans.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The proposal is consistent with the Central Coast Regional Plan and North Wyong Shire Structure Plan.</p>
<b>5.11 Development of Aboriginal Land Council Land</b>	

Direction	Comment
<p>Aims to provide for the consideration of development delivery plans prepared under the State Environmental Planning Policy (Aboriginal Land) 2019.</p> <p>Applies when the relevant planning authority prepares a planning proposal for land shown on the Land Application Map of the SEPP (Aboriginal Lands) 2019.</p>	<p>Not Applicable</p>
<b>Local Plan Making</b>	
<b>6.1 Approval and Referral Requirements</b>	
<p>Aims to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The proposal is consistent with this Direction</p>
<b>6.2 Reserving Land for Public Purposes</b>	
<p>Aims to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations of land for public purposes where land is no longer required for acquisition.</p> <p>Applies when the relevant planning authority prepares a planning proposal.</p>	<p>Applicable</p> <p>The proposal is consistent with this Direction</p>
<b>6.3 Site Specific Provisions</b>	
<p>Aims to discourage unnecessarily restrictive site specific planning controls.</p> <p>Applies when the relevant planning authority prepares a planning proposal to allow particular development to be carried out.</p>	<p>Applicable</p> <p>The Planning Proposal proposes an amendment to Schedule 1 Additional Permitted Uses, to enable redevelopment of the site as a mixed use development.</p> <p>The inclusion of registered club and recreation facility (indoor) within the R2 Zone are to ensure the continuation of the current land uses until they are relocated to 110 Pacific Highway as part of stage 5 of the development.</p>

Direction	Comment
	<p>Health service facility was included within both the R2 and RE2 to provide flexibility as the exact location of the allied health centre is not yet know until the width and location of Biodiversity Corridor E is finalised following consultation with State Agencies, post Gateway.</p> <p>Centre based child care facility, health service facility, hotel and motel accommodation, seniors housing, service station and serviced apartments are proposed on the RE2 land.</p> <p>The current APU (WLEP 2013) for the RE2 land allows with development consent hotel or motel accommodation, residential care facilities, seniors housing and serviced apartments if the development is associated with a registered club. These provisions are being carried over, with the inclusion of centre based child care facility, health service facility and service station.</p> <p>The APU is proposed instead of an alternate zone to reduce the type of residential accommodation permissible on site and ensure the density is complimentary with surrounding development. Both the R1 General Residential and B4 Mixed Use zone were considered but both included land uses that were not compatible with the surrounding area and did not include the range of land uses proposed.</p>

Direction	Comment
	The R2 and RE2 zone with an additional permitted use clause is considered the most appropriate way to successfully implement the proposal.
<b>Metropolitan Planning</b>	
<b>7.1 Implementation of A Plan for Growing Sydney</b>	
Aims to give legal effect to the planning principles, directions and priorities for sub regions, strategic centres and transport gateways contained in A Plan for Growing Sydney	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.2 Implementation of Greater Macarthur Land Release Investigations</b>	
Aims to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan.	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.3 Parramatta Road Corridor Urban Transformation Strategy</b>	
Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit.	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</b>	
Aims to facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit.	Not Applicable.  This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).
<b>7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b>	

Direction	Comment
<p>The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim Plan).</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</b></p>	
<p>The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor</b></p>	
<p>The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>7.8 Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan</b></p>	
<p>The objective of this direction is to ensure development within the Western Sydney Aerotropolis is consistent with the Stage 1 Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan dated August 2018 (the Stage 1 Land Use and Implementation Plan).</p> <p>This direction applies to Liverpool, Penrith Blue Mountains, Blacktown Campbelltown City Council and Fairfield City Councils, Camden Council and Wollondilly Shire Council.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>7.9 Implementation of Bayside West Precincts 2036 Plan</b></p>	

Direction	Comment
<p>The aim is to ensure development within the Bayside West Precincts (Arncliffe, Banksia and Cooks Cove) is consistent with the Bayside West Precincts 2036 Plan (the Plan).</p> <p>This direction applies to land within the Bayside local government area.</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>
<p><b>7.10 Implementation of Planning Principles for the Cooks Cove Precinct</b></p>	
<p>The objective of this direction is to ensure development within the Cooks Cove Precinct is consistent with the Cooks Cove Planning Principles.</p> <p>This direction applies to land within the Cooks Cove Precinct in the Bayside local government area, as shown on Map Sheet LAP_001 Cooks Cove Precinct Section 9.1 Direction</p>	<p>Not Applicable.</p> <p>This Direction does not apply to the Central Coast Local Government Area (or former Wyong or Gosford LGAs).</p>

## Community Strategic Plan Assessment

Objective/Requirement	Comment
<b>GREEN</b>	
<b>CHERISHED AND PROTECTED NATURAL BEAUTY</b>	
F2 Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Coastal Open Space System (COSS)	The proposal includes biodiversity corridors that will protect native vegetation, urban trees and tree canopy.
<b>RESPONSIBLE</b>	
<b>BALANCED AND SUSTAINABLE DEVELOPMENT</b>	
I2 Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.	The proposal is located adjacent to the Pacific Highway transport corridor and has access to active and passive recreation, childcare and health services on site. The indicative concept plan also includes an expanded RSL Club and health and wellness precinct.
I3 Ensure land use planning and development is sustainable and environmentally sound and considers the importance of local habitat, green corridors, energy efficiency and stormwater management	Figure 6 and 7 outlines the biodiversity corridors proposed for the site. A stormwater strategy has been prepared for the site, with the detailed design to be submitted with future development applications.



# 02

## Land Use Provisions

## **Zone R2 Low Density Residential**

### **1 Objectives of zone**

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain and enhance the residential amenity and character of the surrounding area.
- To provide a residential character commensurate with a low density residential environment.

### **2 Permitted without consent**

Home occupations

### **3 Permitted with consent**

Bed and breakfast accommodation; Boarding houses; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Health consulting rooms; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Water recycling facilities; Water reticulation systems; Water storage facilities

### **4 Prohibited**

Any development not specified in item 2 or 3

## **Zone RE2 Private Recreation**

### **1 Objectives of zone**

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To offer opportunities for tourism development that is compatible with the natural environment.
- To allow for alternative uses of open space areas for community purposes that are compatible with surrounding areas.
- To enable land uses that are compatible with, and complementary to, recreational uses.

### **2 Permitted without consent**

Nil

### **3 Permitted with consent**

Amusement centres; Aquaculture; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Charter and tourism boating facilities; Community facilities; Eco-tourist facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Food and drink premises; Function centres; Information and education facilities; Jetties; Kiosks; Marinas; Markets; Mooring pens; Moorings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roads; Sewerage systems; Water recreation structures; Water supply systems

### **4 Prohibited**

Any development not specified in item 2 or 3

# 03

## Agency Responses

# 04

## Mapping

# 05

## Studies

## 05 Supporting Studies and Correspondence

A.	Economic Impact Assessment – Urbis, December 2018
B.	Open Space Assessment – Urbis, June 2019
C.	Social Impact Assessment – Urbis, December 2018
D.	Bushfire Assessment Report – Eco Logical Australia, June 2019
E.	Acoustic Impact Assessment – Marshal Day, June 2019
F.	Traffic Impact Assessment – The Transport Planning Partnership, June 2019
G.	Hydrology and Stormwater Assessment Report – ADW Johnson, March 2019
H.	Mine Subsidence Report – GHD, June 2019
I.	Ecology and Biodiversity Assessment – Eco Logical Australia, June 2019
J.	Service Investigation Assessment – GHD, May 2018
K.	Preliminary Site Investigation – GHD, May 2018
L.	Detailed Site Investigation – JBS&G, September 2019
M.	Asbestos in Soils Assessment – JBS&G, November 2019
N.	Interim Environmental Management Plan – JBS&G, November 2019
O.	Remediation Action Plan – JBS&G, October 2019
P.	Gas Pipeline Hazard Analysis – Sherpa Consulting January 2021
Q.	Utility Services Report – ADW Johnson December 2020
R.	Hazard Analysis – Sherpa Consulting June 2021
S.	Jemena Advice – Letter to DPIE June 2021
T.	BCD Advice – Biodiversity Strategy December 2020
U.	Biodiversity Strategy – Additional Information for BCD December 2020
V.	Consultation Summary – Urbis December 2020
W.	Letter of Offer – Planning Agreement